

NOTICE OF PROPOSED NEW OR INCREASED FEES

This Notice of Proposed New or Increased Fees (this "Notice") related to Development User Fee Schedule is hereby provided pursuant to ARIZ. REV. STAT. § 9-499.15. The proposed fees are set forth below.

A public hearing on the proposed adoption of revised Development User Fee Schedule shall be held before the Mayor and Town Council on May 15, 2012 at 5:00 p.m. in the Town Council Chambers.

The proposed new fees are to be adopted pursuant to ARIZ. REV. STAT. §§ 9-240.

[New Development User Fee Scheduled Attached]

RESOLUTION NO. 84-12

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF BUCKEYE, ARIZONA, ADOPTING AND AMENDING DEVELOPMENT USER FEES AND CHARGES FOR PERMITS, LICENSES, DEVELOPMENT RELATED APPLICATIONS AND OTHER RELATED SERVICES.

BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF BUCKEYE, ARIZONA, as follows:

WHEREAS, pursuant to State law, Arizona Revised Statutes Section 9-240(B)(2), and the Town Code of the Town of Buckeye, Arizona, the Town Council may set and amend fees and charges for services rendered in connection with building safety and permitting, business licenses, liquor licenses, planning and development, water meter installation, fire prevention and compliance and engineering and public works, and other services provided by the Town (the “Services”) so as to allow for recovery of reasonable costs incurred in providing the Services; and

WHEREAS, by Resolution No. 09-07, the Mayor and Town Council declared as a public record that certain document entitled “Town of Buckeye Schedule of Fees and Charges” (the “Schedule”) and adopted such Schedule; and

WHEREAS, current fees and charges are not recovering the costs incurred and the Town Council finds that the fees and charges set forth herein are appropriate and consistent with the amounts necessary to recover the costs of providing the Services; and

WHEREAS, the Town Council desires to adopt fees and charges necessary to recover the costs of providing the Services.

BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF BUCKEYE, as follows:

Section 1. The recitals set forth above are hereby incorporated as if fully set forth herein.

Section 2. The Town of Buckeye Development User Fee Schedule (the “Development User Fees”), declared a public record by Resolution No. 85-12, is hereby adopted by reference, and incorporated in this Resolution as if fully set forth herein. All other Resolutions, fee schedules or other current fees and charges in conflict with or amended by the Development User Fees are superseded as of the Development User Fees effective date provided in Section 4 below.

Section 3. The Schedule is hereby amended to reflect the Development User Fees adopted by this Resolution.

Section 4. The Development User Fees adopted by this Resolution shall be effective beginning Monday, July 2, 2012 and shall apply to all applications submitted to the Town on or after such date. All current fees and charges of the Town under the Schedule remain in full force and effect until 11:59 pm, July 1, 2012. The current fees and charges reflected in the Schedule shall apply to any complete application, which includes the submission of all information and materials required and necessary for Town review of an application and the payment of any applicable fee associated with an application, that is received by the Town prior to July 2, 2012. Any fee or charge not superseded or amended by this Resolution shall remain in effect thereafter.

Section 5. Property owners, developers and applicants shall reimburse the Town for all actual expenses incurred by the Town in connection with the employment by the Town of professionals and consultants including, without limitation, attorneys, accountants, architects, engineers and inspectors to assist the Town in the process of administering the issuance of any permit, license, application or other request for Services; provided, however, that such reimbursement shall be made only to the extent other fees and charges collected by the Town are not adopted and utilized to pay for the Services provided by such professionals and consultants.

Section 6. The Mayor, the Town Manager, the Town Clerk and Town Attorney are hereby authorized and directed to take all steps and to execute all documents necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Buckeye, Arizona, this _____ day of _____, 2012.

Jackie A. Meck, Mayor

ATTEST:

Lucinda J. Aja, Town Clerk

APPROVED AS TO FORM:

Scott W. Ruby, Town Attorney



Town of Buckeye, Arizona

Development User Fee Schedule

Effective Date: July 2, 2012

To bring the Town's cost recovery closer to the actual cost, the Town initiated a project to evaluate the cost of community development-related services. Typically, jurisdictions under-recover costs by a significant amount. While causes of this may vary, it can often be traced to two primary reasons: 1) not fully capturing the time involved in processing applications, permits and other services offered, and 2) not updating user fee schedules on a routine basis.

The evaluation of the Town's current fees was a two-fold process: 1) all development-related tasks performed by Town staff were identified, measured and calculated using an in-depth costing model, and 2) a compilation of Valley-wide community fees was prepared to better understand the current economic climate. The results of this broad-based evaluation are incorporated in the new user fee schedule.

As an added benefit, the Town has adopted a new approach regarding the collection of user fees. Under the guidelines of this new approach, the Town will no longer bill the Developer for services rendered for entitlement services, plan review and construction inspection. Except in rare cases, fees going forward will be paid up front by the Developer or user of services at permit issuance or prior to plan review submittal. Additionally, fees are now inclusive of support staff costs and related costs to each service provided, unless otherwise noted. As an example, construction permit fees including outside consultants will be paid at the time of permit issuance and no additional fees will be charged to the Developer. Also, all plan review fees are paid at the time of each submittal and are inclusive of plan review meetings and other associated support services.

Services provided by the Town's Legal Counsel, which includes preparation and negotiations of development agreements, project negotiations, entitlement services, development services, and special district matters will be charged to the service user after such services are rendered. Legal fees are not included in and are outside of any service items listed in the below fee schedule.

This new user fee schedule adjusts Town fees to reflect current economic conditions while simultaneously providing:

- a new level of value-added services
- the streamlined collection of fees
- user-friendly access to fee information
- improved communication through in-depth descriptions of the actual services provided

The Town's intent is to further enhance services provided to the general public, the citizens of the Town of Buckeye and the Development Community.



Town of Buckeye, Arizona

Development User Fee Schedule

Effective Date: July 2, 2012

The Town of Buckeye has adopted the following Development User Fee Schedule to provide clearly-described, value-added service to its residents and business partners. This new user fee schedule will assist in streamlining the Town's processes and thereby provide a more cost effective way of meeting the public's needs for services.

The Development User Fee Schedule contains in-depth descriptions of what is included with fees collected and is broken down into five distinct elements for ease of use as follows. Each section describes the fee structure and services included with those fees.

Section 1: Entitlement Processes

Section 2: Civil Engineering Review

Section 3: Horizontal Construction, Site Preparation, Utilities

Section 4: Vertical Construction, Building and Safety

Section 5: Business Licenses

NOTE: The Town Council will review the User Fee Schedule on an annual basis and reserves the right to adjust fees based on the Consumer Price Index for Urban Communities (CPI-U). Additionally, the Council will undertake a user study every five (5) years to re-evaluate fees based on economic trends and the Town's financial status.



SECTION 1: Entitlement Processes

Fee Structure: To allow increased financial flexibility, two fee types are offered. The Developer may either pay from the fee menu below or use a pre-paid draw-down account in which fees, as they are incurred, are drawn from the account.

- Fees
 - Per services listed in Entitlements Phase

Services Included Under User Fee Schedule

- Consultation Meetings with Town Manager and/or Town Engineer, or Other Town Representative(s)
- Clerical support scheduling meetings, preparing agendas and other general clerical duties in support of project
- Miscellaneous Engineering Coordination (PAC, Development Board, Council and Stipulation Follow-up)
- Design Discussions between Developer or Developer's Engineer with Town Engineer or Town Engineer Designee
- Processing Community Master Plan (CMP) Public Notices and Legal Advertisements.

Additional Services Available:

- Development /Project Status Discovery Meetings: Discovery meetings typically consist of requests for current status of development projects for the purpose of future development. Information requested at these meetings generally include overall project completion status, utility service availability including water and sewer capacity and other due diligence items related to development. Town costs to provide this information include research performed by Town Staff and outside consultants, attendance at meetings with Developers and often written responses.

Note: After Pre Application Conference, all Conceptual or Preliminary Plans or Reports will be charged at the Preliminary Plan / Report review rate (See Civil Engineering Review Section).

User Fee Description	User Fee
ADMINISTRATIVE FEES	
Project Entitlement / Development Status Discovery Meetings	
: 1st Meeting	\$ 1,200
: 2nd Meeting and Each Subsequent Meeting	600
Written Response Related to Development/Project Status Discovery Meetings (Each Written Response)	300
Annexations	4,000
Model Home Complex, Per Application	450
Sales / Leasing Trailer, Per Sales Trailer	150
Pre Application Conference (PAC)	2,200
Property Research (Developer Due Diligence)	500
Zoning Verification Letter, per request	250
Other Services Not Included Above (hourly rate)	100
APPEALS	
Appeal of Administrative Decision	650
COMMUNITY MASTER PLANS / PLANNED AREA DEVELOPMENT	
Community Master Plans (CMP), Application Fee	
: Less than 639 Acres (Planned Area Development (PAD) only)	9,500
: More than 639 Acres (CMP/Planned Unit Plan/PAD)	12,000
CMP Design Reports 1st Review (Water, Sewer and Traffic - See Engineering Section for Subsequent Reviews)	1,000
CMP Amendment Base Fee	7,000
: Minor Amendment, Included in CMP Base Fee (Any amendment not listed as Major)	0
: Major Amendment, CMP Base Fee Plus	1,400
: A - A change in permitted land uses or allowable uses, or amendments to development standards or regulations for permitted uses.	
: B - An increase of 5% or more in the total number of residential dwelling units.	
: C - A decrease of planned or identified public parks and/or improved open space by 5% or more.	
: D - A decrease of the total amount of natural areas or preserved or undisturbed open space by 2% or more.	



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:E - A shift of 20% or more of the total number of dwelling units from one phase, parcel, or development unit to another phase, parcel, or development unit	
:F - A shift of 10% to 19% of the total number of dwelling units from one phase, parcel, or development unit to another phase, parcel, or development unit.	
:G - A change in the housing floor plan mix that substantially reduces the options available to future residents	
:H - A substantial change to the streets and transportation circulation patterns and regional connectivity.	
:I - An amendment deemed by the Director to make such a significant or fundamental change that is should be a major amendment.	
:J - Engineering Report Amendments, Per Report	1,000
Planning Unit Plan (Per Plan)	11,250
Engineering Reports - 1st Review (Subsequent Reviews see Engineering Section)	1,000
CONDITIONAL USE PERMITS	
Conditional Use Permit	\$ 1,600
Conditional Use Permit Requiring Engineering Analysis	2,100
DESIGN REVIEW	
Residential Design Review	1,100
Residential Design Review Amendment	500
DEVELOPMENT CODE	
Development Code/Zoning Text Amendment	2,000
GENERAL PLAN AMENDMENTS	
General Plan Amendments, Minor	4,200
General Plan Amendments, Major	8,400
LANDSCAPE	
Preliminary Landscape Plan	0
Final Landscape Plan Review, Per Sheet	750
REZONINGS	
Rezoning (Not involving CMP or PAD Process)	4,500
SITE PLANS	
Base Application Fee and Administrative Review, Plus	4,600
:Planning Commission Review (Minor)	1,200
:Town Council Review (Major)	2,700
Engineering Plan Review, Per Sheet (Subsequent Reviews see Engineering Section)	600
Engineering Report Review, Per Report (Subsequent Reviews see Engineering Section)	1,000
DIVISION OF PROPERTY	
Abandonment, Lease, or Purchase of Right-of-Way (Excludes Lease / Purchase Price)	2,500
Reversion to Acreage	1,850
Map of Dedication (per sheet) (Subsequent Reviews see Engineering Section)	800
Land Split	1,000
Lot Combination	1,000
Preliminary Plat	
Base Application Fee, Plus	4,500
: Per Lot Fee	40
Preliminary Plat Time Extension	2,600
Final Plat	
Base Application Fee, Plus	3,000
: Per Lot Fee	30
VARIANCES	
Variance	2,600

END OF SECTION 1



SECTION 2: Civil Engineering Review

Fee Structure: All civil engineering reviews are fee based as detailed below.

Services Included with Plan or Report Review Fees Payment

- Plan Review Fees for Individual Submittal - **Fees Collected at Time of Submittal**
 - 1st reviews charged per sheet for each sheet submitted - fees paid upon plan submittal.
 - 2nd reviews included in 1st review fees
 - 3rd and subsequent reviews charged per sheet for each review (per sheet fees charged on **redlined sheets only**) - fees paid upon plan submittal - fees paid upon plan submittal.
 - Mylar submittal and approval included in fees paid.
 - Revised Plans charged per sheet for each review (per sheet fees charged on redlined sheets only) until Mylar is submitted for approval - fees paid upon plan submittal.
 - Expired plans charged at half (1/2) sheet rate (Plans are expired if the Town Engineer's signature date is over one (1) year old) - fees paid upon plan submittal.
 - Expedited Review is one-half normal review time and as approved by the Development Services Director.(with Expedited fee paid - Two (2) times original fee)
 - Preliminary Plans are the following: Water, Sewer, Drainage, Grading.

NOTE: "Redlined sheets" means that a comment has been added to the sheet requiring the Engineer to re-submit a new set of plans which includes the previous redlined plans.

- Report Review Fees for Individual Submittal - **Fees Collected at Time of Submittal**
 - 1st reviews charged per report for each report submitted - fees paid upon plan submittal.
 - 2nd reviews included in 1st review fees
 - 3rd and subsequent reviews charged per report for each review at half (1/2) the 1st review fee - fees paid upon plan submittal.
 - Final report submittal and approval included in fees paid.
 - Revised Reports charged per report for each review at half (1/2) the 1st review fee until signature approval is reached - fees paid upon plan submittal.
 - Expired reports charged at half (1/2) report fee for each review (Reports are expired if the Town Engineer signature date is over one (1) year old) - fees paid upon plan submittal.
- Included in fees are all associated clerical costs for processing and maintaining town records and archiving, preparation of various correspondence from Town Engineer's Office, scheduling meetings regarding review comments and all other associated clerical fees associated with plan review
- Preparation of Construction Permit Fee Calculations, upon Approval of Plans
 - Expedited Review is one-half normal review time and as approved by the Development Services Director (with Expedited fee paid - Two (2) times original fee)
 - Preliminary Reports are the following: Water, Sewer, Drainage, Traffic,

Note: Preliminary Plans and Reports are charged the regular 1st and subsequent review fees shown in the table below. The "final" Plans and Reports are also charged the regular 1st and subsequent fees shown in the table below.

User Fee Description - Civil Engineering	User Fee	User Fee
	(1st and 2nd)	(3rd and beyond)
PRELIMINARY PLANS / REPORTS / PLATS - CIVIL ENGINEERING		
Preliminary Plans, Per Sheet	\$ 600	\$ 600
Site Plan, Per Sheet	(See Entitlement Section)	600
Preliminary Reports, Per Report	1,000	500
Expedited Turnaround Fees (2 Times Review Fees)	2X	2X
Other Plan Review - Not Listed Above	600	600
Other Report Review - Not Listed Above	1,000	500
PLAN REVIEW - CIVIL ENGINEERING		
Address Map / Street Name Exhibit	\$600	\$600



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User Fee Description - Civil Engineering	User Fee (1st and 2nd)	User Fee (3rd and beyond)
As-Built Plans, Per Sheet (1st and 2nd Reviews included in Construction Permit Fee Paid - 3rd and Subsequent Reviews Charged at \$300 per Sheet for Red-Lined Sheets Only)	Included in Construction Permit	\$ 300
: To Pave (Water, Sewer and Storm Drain) Submittals	Included in Construction Permit	300
: For Final (All As-Built) Submittals	Included in Construction Permit	300
Civil Engineering Plans, Per Sheet	600	300
Map of Dedication, Per Sheet	See Entitlements Section	300
Expedited Turnaround Fees (2 Times Review Fees)	2X	2X
ALTA Survey Plat Review - No Fee	0	0
Other Plan Review - Not Listed Above	600	300
REPORT REVIEW - CIVIL ENGINEERING		
Community Master Plan Design Reports, Per Report	See Entitlements Section	500
Final Design Reports, Per Report	1,000	500
LOMR and CLOMR Approvals, Per Report	1,500	750
Expedited Turnaround Fees (2 Times Review Fees)	2X	2X
Phase 1 Environmental Studies / Geotechnical Studies - No Fee	0	0
Other Report Review - Not Listed Above	1,000	500
OTHER ENGINEERING SERVICES - CIVIL ENGINEERING		
Specialized Engineering Discipline Plan Review or Design Services (Structural, Electrical, etc.) - Fee Determined at Time of Submittal		Lump Sum
Major Infrastructure Plan Review (Built by Developer - Wells, WWTP, Water Systems, Bridges, etc.)		
▪ Fees paid per project based on sheets submitted at 1st review (fee includes 1st, 2nd, 3rd and all subsequent reviews)		
▪ Pre-paid deposit account		
▪ Unused balance refundable upon project approval		
: 1 to 49 Sheets Submitted		30,000
: 50 to 99 Sheets Submitted		50,000
: More than 100 Sheets Submitted		100,000

END OF SECTION 2



SECTION 3: Horizontal Construction Site Preparation, Utilities

Fee Structure: Fees charged as follows:

- Construction Permit Type (i.e., water, sewer, grading, drainage, etc.)
- Fees Collected at Time of Permit Issuance
- Item / Quantity Fee-Based Calculation
- Expired Permit Fee: 100% of original Permit Fee
- Expired Permit means there has not been active progress within 180 days, i.e., a requested inspection
- Expired permits are defined as any work that is not commenced or finished by the permit expiration date.
- Permit Extension Fee: 50% of original Permit Fee, if requested before expiration.
- Permit Refunds: Up to 80% of original Permit Fee
 - If a permit is issued and no work has commenced prior to the expiration date, the permit holder must request a refund in writing stating the reason for the requested refund. The refund includes fees associated with the vertical construction such as building, fence, pool, air conditioning, etc.. The refund will not include plan review fees nor fees for the certificate of occupancy.
- Class Descriptions: Listed in the Town Code

Services Included with Construction Permit Fee Payment

- Pre-Permit Meeting
- Pre-Construction Meeting
- Project Coordination and Tracking
- Initial Visit to Site on First Day of Construction
- Construction Coordination/Management on Behalf of Town Engineer's Office
- Approval of Maintenance and Performance Bonds and Follow-up
- Inspections
- Field Directives and Subsequent Approval
- Re-Inspection of Removal and Replacement of Concrete
- Re-Inspection of Removal and Replacement of Pavement
- Field Testing Inspection and Review
- Material Submittal Review and Subsequent Approval
- As-Built Plan Review:
 - Two (2) reviews included in permit fee
 - Permit Fee covers 1st and 2nd reviews of each of the "To Pave" and "Final" reviews
 - 3rd and subsequent reviews charged on a per sheet basis for redlined sheets only (see Civil Engineering Review Fees)
- Traffic Signal Calculation and Notification (per assessment)
- Project Close-out Process
 - Meetings and Communications Regarding Close-out of Project
 - Final Walk
 - Punch List Inspection
 - Punch List Follow-up
 - Bond Reductions or Bond Exonerations
 - Distribution and Archiving Project Record Documents
 - Warranty Walk
- Clerical Services
 - Scheduling Meetings, Preparing/Processing Correspondence, E-mail Communications
- Public Infrastructure Assurance Agreements
 - Meetings with Developer, Production and Processing
- Certificates of Insurance Compliance Review
- Project Stipulations Tracking Review and Verification
- Temporary Certificate of Occupancy Confirmation, Review and Approval (All departments must sign off)
- Full Certificate of Occupancy Confirmation, Review and Approval (All departments must sign off)



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TOWN OF BUCKEYE Development User Fee Schedule

User Fee Description	Unit	Unit User Fee
GRADING CONSTRUCTION PERMITS		
Base Fee, Plus (Includes Clear and Grub)		\$ 50.00
: Less than 5 Acres	AC	290.00
: Greater than 5 Acres, less than 20 Acres	AC	242.00
: Greater than 20 Acres, less than 50 Acres	AC	193.00
: Greater than 50 Acres, less than 200 Acres	AC	145.00
: Greater than 200 Acres, Less than 500 Acres	AC	97.00
: Greater than 500 Acres	AC	48.40
Clear and Grub (only without Grading)	EA	65.00
DRAINAGE CONSTRUCTION PERMITS		
Base Permit Fee, Plus		50.00
: Storm Drain and Irrigation Pipes	LF	1.50
: Storm Drain and Irrigation Manholes	EA	80.00
: Underground Retention	CF	0.30
: Headwalls	EA	80.00
: Catch Basins	EA	120.00
: Scuppers (Includes Spillway)	EA	120.00
: Spillway	EA	65.00
: Drywells with Standard Treatment Chamber	EA	500.00
: Drywells with Specialized Treatment Chamber	EA	1,000.00
: Specialized Treatment Chamber (Stand alone)	EA	500.00
: Slope Protection (Rip-Rap, Gabions, Gunnite, etc.)	SY	0.65
SEWER CONSTRUCTION PERMITS		
Base Permit Fee, Plus		50.00
: Sewer Lines	LF	1.10
: Sewer Service	EA	23.00
: Manholes	EA	185.00
: Force Mains	LF	1.50
: Cleanouts	EA	50.00
: Drop Connection	EA	60.00
: Pipe Encasement	LF	30.00
: Tie-in Fee	EA	350.00
: Air / Vacuum Release Manhole / Value	EA	400.00
: Residential/Commercial Sewer Tap to Existing Main	EA	600.00
: Monitoring Vault and Special Structures	EA	1,500.00
WATER CONSTRUCTION PERMITS		
Base Permit Fee, Plus		50.00
: Waterline	LF	1.10
: Water Service	EA	23.00
: Flush / Curb Stop / Blow-offs	EA	25.00
: Fire Lines	LF	1.10
: Fire Hydrants	EA	60.00
: Backflow Device up to 3 inches	EA	80.00
: Backflow Device greater than 3 inches	EA	150.00
: Sampling Station / Air Release Valve	EA	90.00
: Tapping Sleeve and Valve / Tie-in	EA	300.00
: Mainline / Lateral / Fire Hydrant Valve	EA	30.00
: Meter Box	EA	15.00
Residential/Commercial Water Tap to Existing Main	EA	600.00

SY = Square Yard EA = Each LF = Lineal Feet CF = Cubic Feet



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TOWN OF BUCKEYE Development User Fee Schedule

User Fee Description	Unit	Unit User Fee
POLE MOUNTED LIGHTING CONSTRUCTION PERMITS		
Base Permit Fee, Plus		\$ 50.00
: Street Lights	EA	50.00
CONCRETE CONSTRUCTION PERMITS		
Base Permit Fee, Plus		50.00
: Sidewalk and Bicycle Path and Trail	SF	0.05
: Sidewalk Ramps and Truncated Domes - Per Ramp	EA	80.00
: Curb and Gutter	LF	0.25
: Valley Gutter / Apron	SF	0.40
: Driveway / Alley Apron	EA	55.00
: Curb Cut Residential	EA	55.00
: Return Style Driveway and Bus Bays	SF	0.30
: Cut-off Walls	LF	1.50
PAVING CONSTRUCTION PERMITS		
Base Permit Fee, Plus		50.00
: A/C Paving (Per Lift - Includes Striping)	SY	.48
: Concrete Paving	SY	.70
: Mill and Overlay	SY	.30
: Slurry / Micro Seal	SY	.10
: Adjustments: Manholes, Blow-offs, Water Valves, Gas Valves, ,Utility Adjustment, Clean-outs, Survey Monument Hand Holes, etc.	EA	60.00
: Survey Monuments	EA	25.00
: Street Signs	EA	25.00
: Barricade / Guardrail	LF	4.00
: Pavement Utility Potholes	EA	65.00
LANDSCAPING CONSTRUCTION PERMITS (Class 3 Right-of-Way Permit)		
Base Permit Fee, Plus		50.00
: Landscaping within Right-of-Way (Back of Curb to Back of Curb - Medians)	SY	0.15
OTHER (Includes Base Application Fee and Right-of-Way Permit Fee)		
Structures (Bridges, Flood Retarding Structures, Flood Walls, Channel Energy Dissipation Structures, Box Culverts, Wing Walls, etc.)	Cost	3.0%
Water (Booster Stations, In-line Boosters, Wells, Pressure Reducing Stations, etc.)	Cost	3.0%
Sewer (Lift Station)	Cost	3.0%
Traffic Signals	Cost	3.0%
Other	Cost	3.0%
CLASS PERMITS		
Class 1 Permit: Minor Encroachment Permit (Block Party - Police Department)		No Fee
Class 1 Permit: Minor Encroachment Permit (Public Telephones, News Racks, Placing Temporary Traffic Barricades in Street, Placing Merchandise on Sidewalk for Temporary Sale)		160.00
Class 2 Permit: Encroachment Permit for Sidewalk Furniture (Tables, Chairs, Umbrellas, Benches, Planters, Flower Pots)		160.00
Class 3 Permit: Encroachment Permit for Landscape Maintenance		160.00
Class 4 Permit: Encroachment Permit for Telecommunications		
Class 5 Permit: Encroachment Permit for Fiber Optic Cable, Interstate Services and Other Communication Facilities Excluded from the Definition of "Telecommunications"		
Class 6 Permit: Encroachment Permit for Cable Television		
Class 7 Permit: Encroachment Permit for Utilities		
Class 8 Permit: Encroachment Permit for Street Excavation		

SY = Square Yard EA = Each LF = Lineal Feet CF = Cubic Feet



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TOWN OF BUCKEYE Development User Fee Schedule

User Fee Description	Unit	Unit User Fee
Base Fee		500.00
: Plus Trenching and Backfill	LF	1.20
: Plus Manholes / Vaults / Splice and Repair Pits	EA	95.00
: Plus Valve	EA	33.00
: Plus Pavement Replacement / Utility Cut		
: Less than 100 SY	SY	\$ 26.00
: Greater than 100 SY, less than 500 SY	SY	7.00
: Greater than 500 SY, less than 1,760 SY	SY	2.00
: Greater than 1,760 SY	SY	0.80
<i>NOTE: Other Utility Items - refer to individual utility fees for additional items</i>		
Other - Not included above	Cost	3.0%
Penalty for Violations of Town Code Chapter 19 and 20 Requirements		1,100

END OF SECTION 3

SY = Square Yard EA = Each LF = Lineal Feet CF = Cubic Feet



SECTION 4: Vertical Construction, Building and Safety

Fee Structure: Fees charged as follows:

- Per services listed in Building and Safety section
- Various fees are based on valuation tables as required by international building codes (See Valuation Chart and Table 1A)
- Expired Permit Fee: 100% of original Permit Fee
 - Expired Permit means there has not been active progress within 180 days, i.e., a requested inspection
- Permit Extension Fee: 50% of original Permit Fee, if requested before expiration
- Permit Refunds: Up to 80% of original Permit Fee
 - If a permit is issued and no work has commenced prior to the expiration date, the permit holder must request a refund in writing stating the reason for the requested refund. The refund includes fees associated with the vertical construction such as building, fence, pool, air conditioning, etc.. The refund will not include plan review fees nor fees for the certificate of occupancy.
- Class Descriptions: Listed in the Town Code
- Standard Permit Review Turnaround: 10 to 15 working days
- Expedited Permit Fee: Two (2) times the Building Permit Fee
- Expedited Permit Review Turnaround: One-half (1/2) of the Standard Permit Review Turnaround

Services Included under User Fee Schedule

- Associated clerical costs for processing and maintaining Town records and archiving, preparation of various correspondence, scheduling meetings, etc.

User Fee Description	User Fee
ADMINISTRATIVE FEES / UTILITY FRANCHISE FEES	
Building Board of Appeals, Per Appeal	\$ 1,100
Building Code Modifications, Per Request	500
Building Code Studies, Per Hour	225
Inspections (Outside Normal Business Hours (\$100 per hour, 4 hour minimum)	400
Permit Amendment Fee	55
Re-inspection Fees (minimum 24 hour wait prior to request for re-inspection)	150
Permit Cancellation Fee - Processing Fee	75
Replication of Plans (When Legally Authorized by Architect / Builder) - Plus Actual Cost	110
Stamping of Additional Approved Plans (After Two Initial Sets), Each	20
Written Documentation of Code Compliance, Per Request	330
FIRE PERMIT FEES	
Alarms, Per Facility	300
: Tenant Improvements	185
Sprinklers, Per Facility	
: Tenant Improvements	235
: Residential	250
: Commercial - Under 30,000 sq ft	250
: Commercial - Over 30,000 sq ft to 90,000 sq ft	575
: Commercial - Over 90,000 sq ft to 120,000 sq ft	900
: Commercial - Over 120,000 sq ft	1,250
Automatic Kitchen Hood System	225
Propane Tank Cages - Commercial	200
Propane Tank - Commercial	
: Above Ground	200

NOTE: *BOV: Based on Valuation (See Table 1-A)



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TOWN OF BUCKEYE Development User Fee Schedule

User Fee Description	User Fee
: Under Ground	\$ 260
Temporary Tent / Canopy (Per Tent)	275
Underground Fire Line (Plus \$.25 per foot)	200
FM 200 Fire Suppression	200
Fire Pump Inspection (Each)	500
Hazardous Work Inspection	225
License Inspections	
: Educational Facilities	100
: Daycare - Residential	100
: Daycare - Commercial	175
: Licensed Adult Care Facilities - Commercial	250
: Licensed Adult Care Facilities - Residential	100
Special Activities or Events	175
Blasting Operations (Per Blasting - 30 Day Permit Expiration)	175
Fireworks	
: Fireworks (0 to 30 Shells, per show - shell diameter less than 3 inches)	100
: Fireworks (31 Shells and up, per show)	250
LANDSCAPE PERMIT FEES	
Landscape Permit	BOV*
Native Plant Permit, Base Fee, Plus	450
: Per Plant Fee	1
Native Plant Permit Modification, Base Fee, Plus	225
: Per Plant Fee	1
MISCELLANEOUS PERMIT FEES - BASED ON VALUATION (SEE TABLE 1-A AND VALUATION CHART BY OCCUPANCY GROUP)	
Investigation Fee (Construction Prior to Issuance of Permit)	BOV*
Fire Restoration	BOV*
Patios, Decks, Ramadas, etc.	BOV*
Photovoltaic System - Commercial	BOV*
Remodel Fee	BOV*
Roof Replacement	BOV*
Sign Permit	BOV*
: Sign Permit (Temporary) (base fee plus BOV*)	45 plus BOV*
Upgrade AC Unit or Like-for-Like Change Out	BOV*
Use Permit, per permit	BOV*
Fences - Block / Other	BOV*
Walls - Themed, Retaining, Perimeter and Privacy	BOV*
Water Damage	BOV*
Window Replacement	BOV*
MISCELLANEOUS PERMIT FEES - FEE-BASED	
Building Demolitions, Residential Accessory, Per Structure	100
Building Demolitions, Structures Other than Single Family Residence, Per Structure	200
Building Demolitions, Single Family Residence, Per Structure	200
Building Demolitions, Other than Single Family Residence, Per Structure	500
Building Moving, Per Structure	3,000
Fire Repair (Repairs Not Requiring Plans), Per Inspection Trip	200
Flagpole	200
Model Home Complex, Per Application	175

NOTE: *BOV: Based on Valuation (See Table 1-A)



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TOWN OF BUCKEYE Development User Fee Schedule

User Fee Description	User Fee
Model Home Complex, Per House	\$ 100
Model Home Sales Trailer, Per Trailer	225
: Garage Conversion	200
: Garage Conversion Restoration	200
Offsite Dirt Hauling Permit (Export), Per Job, plus per yard fee	100
: \$1.00 per yard (maximum \$1,000)	1
Photovoltaic System - Residential	275
Propane Tank - Residential	200
Replace AC Unit - Same Voltage (1 Inspection)	175
Revision to Standard Plans (Single Family Residence)	250
Solar Water Heater (PLM Permit Type)	250
Spas/Hot Tubs/Pools	
: Above-Ground (Pool or Spa)	175
: In-Ground Spa	
: Pre-Fabricated	275
: Site Built	475
: In-Ground Pool (With Approved Standard Plan)	500
: In-Ground Pool (Without Standard Plan, Fee Includes Plan Review)	600
: In-Ground Spa / Pool Combination (With Approved Standard Plan)	675
: In-Ground Spa / Pool Combination (Without Approved Standard Plan)	775
: Standard Pool Plan Review	200
: Pool Heater (Owner/Builder)	75
Temporary Trailers, Building Permit/Plan Review (example, Construction Trailers)	310
Water Softener (no permit required)	No Fee
Miscellaneous Inspections or Service for which no fee is specifically indicated (hourly rate)	100
OCCUPANCY PERMIT FEES	
Certificate of Occupancy, Residential, Per Residence	100
Certificate of Completion, Commercial Shell Buildings, Per Building	100
Certificate of Occupancy, Commercial and Multi-Family Buildings, Per Building	100
Certificate of Occupancy, Commercial Tenant Improvements, Per Building	100
Change of Occupancy Permit, Each	200
Temporary Certificate of Occupancy (TCO) - Permit and Extensions Expire every 60 days:	
: TCO (60 Day Expiration or conversion to Final Certificate of Occupancy)	200
: First Extension of TCO (61 to 120 Days) - Monthly TCO Fee is 10% of Original Building Permit Fee	10%
: Second Extension of TCO (121 to 180 Days) - Monthly TCO Fee is 20% of Original Building Permit Fee	20%
: Third Extension of TCO (181 to 240 Days) - Monthly TCO Fee is 40% of Original Building Permit Fee	40%
<p><i>Note: The Town understands that from time to time, supplier schedules, unforeseen construction set-backs and budget challenges with residential and commercial projects will necessitate a request for a TCO. TCO's are intended to be a short-term remedy for these project issues. Additional fees based on the original building permit will be paid by the user / developer to offset costs of the extension of each TCO. TCO fees will be paid on a monthly basis until the TCO is converted to a Full Certificate of Occupancy. The First TCO fee includes the cost to convert from a TCO to a Full Certificate of Occupancy. Temporary Certificates of Occupancy exceeding 241 days are automatically revoked. All days are expressed in calendar days.</i></p>	
UTILITY PERMIT FEES (ELECTRICAL, MECHANICAL, PLUMBING, ETC.)	
Temporary Electrical Services	175
Temporary Overhead Electrical Services (Per Pole)	500

NOTE: *BOV: Based on Valuation (See Table 1-A)



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TOWN OF BUCKEYE Development User Fee Schedule

User Fee Description	User Fee
Temporary Generators, Per Generator	150
Commercial Power Pedestal / Meter (200 AMP or less), Per Meter	200
Commercial Power Pedestal / Meter (Above 200 AMP), Per Meter	375
Commercial Meter (100/200 AMP), Per Meter	200
Commercial Meter (Above 200 AMP), Per Meter	BOV*
Residential Meter Clearance	100
Gas Line Residential (New)	BOV*
Gas line Residential (Repair)	BOV*
Water Heater, Per Unit	150
MISCELLANEOUS OTHER FEES	
Special Events	200
Street Clean-up Fee [20-7-3]	1,400
Street Light Improvement District (SLID) / Maintenance Improvement District (MID), Residential, Initial Formation (single owner and multiple owner)	8,000
: SLID/MID, Residential, Initial Formation additional charge with multiple parcel owners (Per 300 LF of Public Right of Way)	40
: SLID/MID Revision (Per 300 LF of Public Right of Way within an existing SLID/MID)	40
SLID/MID, Commercial, Initial Formation	8,000
: SLID/MID Revision, Commercial	8,000
SLID/MID, Revision, Expansion, Residential and Commercial, Initial Formation	8,000
: SLID/MID Revision (Per 300 LF of Public Right of Way within an existing SLID/MID)	40
Other Services Not Included Above (hourly rate)	100
PLAN REVIEW FEES - FEE-BASED OR BASED ON VALUATION	
Plot (Site) Plan Review for Residential Homes, Per Plot Plan	30
Plan Review, 1st and 2nd Review	BOV*
Preliminary Fee for Review of Standard Residential Plans, Per Standard Plan	
: Less than 3,000 SF	BOV*
: Greater than 3,000 SF	BOV*
SINGLE FAMILY RESIDENCE	
Tract Homes	
: Less than 3,000 SF	BOV*
: Greater than 3,000 SF	BOV*
Expedited Plan Review (2 Times Plans Review Fee)	2 X
Truss (Deferred) Calculation Review, Residential, 1st and 2nd Review, Per Structure	150
Truss (Deferred) Calculation Review, Residential, 3 rd and Subsequent Review, Per Structure	100
Custom Homes	
: Less than 3,000 SF	BOV*
: Greater than 3,000 SF	BOV*
Expedited Plan Review (2 Times Plan Review Fee)	2X
Truss (Deferred) Calculation Review, Residential, 1st and 2nd Review, Per Structure	150
Truss (Deferred) Calculation Review, Residential, Each Subsequent Review, Per Structure	100
COMMERCIAL BUILDING	
Commercial Building	
: Less than 10,000 SF	BOV*
: Greater than 10,000 SF	BOV*
Plan Review, Each Consecutive Review	BOV*
Racking (Deferred) Review, Commercial, 1st and 2nd Review, Per Facility	BOV*
Truss (Deferred) Calculation Review, Commercial, Per Structure	150
Truss (Deferred) Calculation Review, Commercial, Over 1 Hour, Per Hour	150
Commercial Gas Meter Clearance (Provides 1 Inspection)	175
Commercial Electric Meter Clearance (Provides 1 Inspection)	175



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TOWN OF BUCKEYE Development User Fee Schedule

User Fee Description	User Fee
Gas Line - Commercial	175
Tenant Improvements	BOV*



TABLE 1-A

Total Valuation	Fee
Total Valuation \$1.00 to \$500.00	\$33
Total Valuation \$500.01 to \$2,000.00	\$33 for the first \$500 plus \$5 for each additional \$100 or fraction thereof, to and including \$2,000
Total Valuation \$2,000.01 to \$25,000.00	\$97 for the first \$2,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$25,000
Total Valuation \$25,000.01 to \$50,000.00	\$545 for the first \$25,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$50,000
Total Valuation \$50,000.01 to \$100,000.00	\$897 for the first \$50,000 plus \$9,00 for each additional \$1,000 or fraction thereof, to and including \$100,000
Total Valuation \$100,000.01 to \$500,000.00	\$1,384 for the first \$100,000 plus \$8 for each additional \$1,000 or fraction thereof, to and including \$500,000
Total Valuation \$500,000.01 to \$1,000,000.00	\$4,503 for the first \$500,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
Total Valuation \$1,000,000.01 and up	\$7,809 for the first \$1,000,000 plus \$5 for each additional \$1,000 or fraction thereof



Valuation Chart by Occupancy Group

Occupancy Group		Types of Construction/Valuation per Square Foot								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	\$211	\$204	\$199	\$190	\$178	\$173	\$183	\$163	\$156
A-1	Assembly, theaters, without stage	193	186	181	172	160	155	165	145	138
A-2	Assembly, nightclubs	163	159	154	148	139	135	143	126	121
A-3	Assembly, restaurants, bars, banquet halls	162	158	152	147	137	135	142	124	120
A-3	Assembly, churches	195	188	183	174	162	157	167	147	140
A-3	Assembly, general, community halls, libraries, museums	164	157	150	143	130	126	136	115	109
A-4	Assembly, arenas	192	185	179	171	158	154	164	143	137
B	Business	165	159	153	146	132	128	140	116	111
E	Educational	177	171	166	158	146	139	153	128	123
F-1	Factory and industrial, moderate hazard	98	93	88	84	75	72	81	62	58
F-2	Factory and industrial, low hazard	97	92	88	83	75	71	80	62	57
H-1	High Hazard, explosives	92	87	83	78	70	66	75	57	N.P.
H-2,3,4	High Hazard	92	87	83	78	70	66	75	57	53
H-5	HPM	165	159	153	146	132	128	140	116	111
I-1	Institutional, supervised environment	165	159	155	148	136	132	144	122	118
I-2	Institutional, hospitals	277	271	266	258	244	N.P.	252	228	N.P.
I-2	Institutional, nursing homes	193	187	182	174	161	N.P.	168	145	N.P.
I-3	Institutional, restrained	188	182	176	169	157	151	163	141	133
I-4	Institutional, day care facilities	165	159	155	148	136	132	144	122	118
M	Mercantile	122	117	112	106	97	94	101	84	80
R-1	Residential, hotels	166	160	156	149	137	134	146	123	119
R-2	Residential, multiple family	139	134	129	122	111	108	120	97	93
R-3	Residential, one- and two-family	131	128	124	121	116	114	117	109	102
R-4	Residential, care/assisted living facilities	165	159	155	148	136	132	144	122	118
S-1	Storage, moderate hazard	91	86	81	77	68	65	74	55	52
S-2	Storage, low hazard	90	85	81	76	68	64	73	55	51
U	Utility, miscellaneous	71	67	63	59	53	49	56	41	39

Valuation Chart for Other Construction (Existing Structures)

Other Types of Construction	Valuation per SF
Residential Patio Add On	\$ 7.00
Residential Room Addition Add On	20.00
Improvement - Vanilla Shell	20.00
Improvement - Office	20.00
Improvement - Restaurant	40.00
Improvement - Medical	50.00

Valuation chart may be updated in accordance with Building Standards Magazine or as published

Updated March 1, 2011

END OF SECTION 4



SECTION 5: Business Licenses

User Fee Description	User Fee
FEE TYPE	
Alarm Agent	
Application Fee (Fingerprinting Fee Applicable)	\$ 100
Agent Fee	100
Alarm Business	
Application Fee (Fingerprinting Fee Applicable)	100
Annual Fee	100
Care Facilities	
Application Fee (Fingerprinting Fee Applicable)	25
Annual Fee	40
Carnivals, Circus and Road Shows	
Application Fee	25
Daily Fee	100
Contractors and Builders	
Application Fee	25
Annual Fee	100
Marijuana Dispensaries	
Application Fee (Fingerprinting Fee Applicable)	1,000
Investigation Fee	1,000
Annual License Fee	100
Employee Application Fee	200
Massage Parlor	
Application Fee (Fingerprinting Fee Applicable)	100
Annual License Fee	100
Employee Application Fee	100
Mercantile Business – Wholesale and Retail	
Application Fee	25
Annual Fee	40
Mobile Food Vendors	
Application Fee (Fingerprinting Fee Applicable)	25
Monthly Fee	50
Annual Fee	150
Mobile Vendors	
Application Fee (Fingerprinting Fee Applicable)	25
Monthly Fee	50
Annual Fee	100
Professional & Personal Services	
Application Fee	25
Annual Fee	40
Restaurants and Bars	
Application Fee	25
Annual Fee	40
Sexually Oriented Business	
Application Fee (Fingerprinting Fee Applicable)	1,000
Investigation Fee	1,000
Annual License Fee	100
Employee Application Fee	200



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TOWN OF BUCKEYE Development User Fee Schedule

User Fee Description	User Fee
Solicitors and Peddlers – Fixed Base Business in Buckeye	
Application Fee (Fingerprinting Fee Applicable)	\$ 25
Annual Fee	100
Solicitors & Peddlers – No Business Location in Buckeye	
Application Fee (Fingerprinting Fee Applicable)	25
Annual Fee	250
Special Event – Sponsors - Each Event	100
Tattoo and/or Body Piercing Establishment	
Application Fee (Fingerprinting Fee Applicable)	100
Annual Fee	100
Employee Application Fee	100
Background and Fingerprinting Fee (Per Applicant)	50
Late Fee	25
Reinstatement or Replacement Fee	25

END OF SECTION